



3 December 2024

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we are excited to see three significant housing developments on this month's docket, and we ask you to vote yes on all of them. Together, these developments will add 818 desperately needed homes to our city. These three developments, with a diversity of housing types, price points and locations, are an exemplar of the "all of the above" approach we need to end our housing shortage.

The 628 King Street conversion will turn an unused second-floor space on King Street into 11 apartments, creating much-needed new opportunities to live in attainably-sized homes in Old Town. This development is a perfect example of why parking minimums should be eliminated in Alexandria. A property owner who wishes to build 11 apartments without parking in our city's most walkable neighborhood should not have to request an exception to policy.

The Eisenhower East Block 23 development would contribute significantly to addressing our housing shortage with **802** new homes, including 44 committed affordable homes, located a quarter mile from the Eisenhower Avenue Metro station and among the jobs and opportunities in the Carlyle neighborhood. These new homes will replace underutilized 1980s office buildings and a large surface parking lot. The development will also benefit its neighbors with stormwater improvements and new road connectivity.

The Clarens Estates development will create five net new homes in Seminary Hill. Every increase in the supply of detached homes in Alexandria helps to mitigate skyrocketing price increases on older detached homes. This development will also benefit neighbors by removing invasive bamboo on the site.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

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YIMBYS of Northern Virginia Alexandria leads